

RESIDENTIAL PROPERTY RECORD CARD

CITY OF SPRINGFIELD

Situs: 32 34 CARVER ST

Map ID: 024500007

Class: Two-Family

Card: 1 of 1

Tax year 2016

Current Owner

NUNLEY SANDRA

34 CARVER ST

SPRINGFIELD

MA 01108

General Information

Living Units 2

Neighborhood 131

Alternate Id

Vol/Pg

District COS

Zoning R2

Class RESIDENTIAL



Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	5,000			31,900
Total Acres: 0.1148				

Permit Information

Date Issued	Number	Price	Purpose	% Complete

Assessment Information

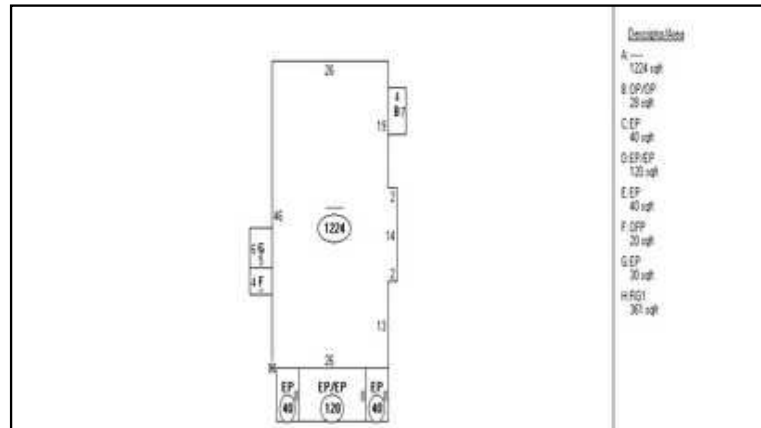
	Assessed	Appraised	Cost	Income	Market
Land	31,900	31,900	31,900	0	31,900
Building	102,500	102,100	97,000	0	102,100
Total	134,400	134,000	128,900	0	134,000

Value Flag MARKET APPROACH

Sales / Ownership History					
Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2012-10-12	130,000	LAND + BLDG	19493/482	NUNLEY SANDRA	LANDRY JEAN P & IRENE L
1956-11-09	0		2509/141	LANDRY JEAN P AND IRENE L	POLLACK SARAH F

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Dwelling Information			
Style	TWO FAMILY	Year Built	1924
Story height	2.00	Eff Year Built	0
Attic	UNFIN	Ground Floor	1,224
Exterior Walls	ALUM/VINYL	Area	
Masonry Trim		Amenities	
		Total Living	2,448
		Area	
Color	TAN		
		Basement	
Basement	FULL	Car Bsmt Gar	0
FBLA Size		FBLA Type	
Rec Rm Size		Rec Rm Type	
Heating & Cooling		Fireplaces	
Heat Type	BASIC	Stacks	0
Fuel Type	OIL	Openings	0
System Type	STEAM	Pre-Fab	0
		Room Detail	
Bedrooms	6	Full Baths	2
Family Rooms	0	Half Baths	0
Kitchens		Extra Fixtures	1
Total Rooms	12		
Kitchen Type		Bath Type	
Kitchen Remod	NO	Bath Remod	NO
		Adjustments	
Int vs Ext	SAME	Unfinished Area	0
Cathedral Ceiling		Unheated	
		Grade & Depreciation	
Grade	C	Market Adj	0.00
Condition	AVERAGE	Functional	
CDU	AVERAGE	Economic	
Cost & Design		% Good Ovr	
% Complete			



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1924	19	19	1.00	361	D

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
053300019	2013-10-24	139,000	2,436	18	1924	C
012350167	2013-11-14	133,000	2,677	18	1921	C
053300091	2013-07-11	143,000	2,418	18	1924	C
053300020	2014-05-02	180,000	2,418	18	1923	C
113600019	2013-09-10	137,500	2,418	18	1922	C